



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

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Planning Division

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August 5, 2010

To: Interested Parties

SUBJECT: Public Notice Of Availability

Draft Mitigated Negative Declaration No. 09-001 (Atlanta Avenue Widening Project)

Notice is hereby given by the Department of Planning and Building of the City of Huntington Beach that the following Draft Mitigated Negative Declaration (MND) has been prepared:

Draft Mitigated Negative Declaration No. 09-001 analyzes the potential environmental impacts associated with a proposal by the City of Huntington Beach to widen the south side of Atlanta Avenue, between Huntington Street and Delaware Street, to comply with the primary arterial street classification in the General Plan Circulation Element. The General Plan Circulation Element designates Atlanta Avenue as a primary arterial street, both in the current and in the 2010 Circulation Plan of Arterial Highways/County Master Plan of Arterial Streets and Highways (MPAH). As defined in the General Plan, the primary arterial street classification provides sidewalk, curb, gutter, a bike lane, and two through lanes in each direction of travel, separated by a striped median. Currently, the subject segment of Atlanta Avenue provides one lane in each direction, a striped median, and on-street parking along a portion of the north side of the street.

Proposed Street Improvements

The proposed street improvements will provide an additional through lane and bike lane in each direction of travel. In addition, the project's scope of work includes clearing and grubbing, the construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, an 8-foot tall concrete block wall atop a variable height (7 ft. max.) retaining wall, landscaping (including the removal or relocation of 25 trees within the existing mobile home park), reconstruction of a 26 ft. wide drive aisle (circulation road) and two emergency access gates within the mobile home park, and utility and fire hydrant adjustment and relocation, including relocation of an existing drainage catch basin at the corner of Delaware Street and Atlanta Avenue. In addition, five utility poles and overhead lines currently located within the existing southerly parkway area will require relocation. The project also requires approval of a coastal development permit for development in the coastal zone and a conditional use permit for the proposed retaining wall.

Acquisition of Right-of-Way

The existing public street right-of-way along the subject segment of Atlanta Avenue varies from 60 ft. wide (30 ft. north and 30 ft. south of street centerline) at Huntington Street to 85 ft. wide (55 ft. north and 30 ft. south of street centerline) at Delaware Street. Consequently, construction of the proposed street improvements will require the acquisition of an additional 25 feet of public street

right-of-way south of the centerline of Atlanta Avenue (i.e., the public street right-of-way is proposed at 55 ft. south of street centerline). The additional 25 feet of right-of-way would come from a 25 feet wide by 630 feet long (approx.) strip of land from the Pacific Mobile Home Park located immediately south of Atlanta Avenue. The acquisition of the 25 feet would impact eight manufactured/mobile homes (Unit Nos. 101, 102, 201, 301, 302, 401, 501, and 502) within the park. The impacted residents would need to be relocated pursuant to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("The Uniform Act"). Because the City anticipates receiving and using federal funds to construct the project, the City first has to obtain Federal authorization to proceed with the right-of-way phase before it can begin negotiating with the mobile home park owner to acquire the necessary right-of-way. The federal authorization to proceed cannot be granted until environmental review for the project is completed pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). After completion of environmental review and once the authorization to proceed with the right-of-way phase is granted, negotiations to acquire the right-of-way and relocate the residents can begin. Because relocation cannot occur until the aforementioned steps (i.e. – environmental review, federal authorization, land acquisition) are completed, it is uncertain where the impacted residents would be relocated. Therefore, relocation of the residents would be analyzed as a separate project pursuant to CEQA.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

The Draft Mitigated Negative Declaration will be available for public review and comment for 30 days commencing Thursday, August 5, 2010 and ending Friday, September 3, 2010. Subsequent to the comment period, a public hearing will be scheduled. The public hearing is tentatively scheduled for September 2010.

A copy of the Draft Mitigated Negative Declaration is on file with the Planning and Building Department, City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, California. A copy of Draft Mitigated Negative Declaration No. 09-001 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, 2nd Floor, Huntington Beach, California and on the internet at <http://www.huntingtonbeachca.gov/government/departments/Planning/Environmentalreports.cfm>. Written comments on the draft MND must be submitted to Jennifer Villasenor, Acting Senior Planner, City of Huntington Beach Planning and Building Department, 2000 Main Street, Huntington Beach, California 92648 by 5:00 p.m., Friday, September 3, 2010.

The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites.